081.0	0001	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	869,800 / 869,800
					USE VALUE:	869,800 / 869,800
					ASSESSED:	869,800 / 869,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		GLENBROOK LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	THOMAS ANDREW J
Owner 2:	BAKER ANNE K
Owner 3:	
Street 1:	1 GLENBROOK LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KELLY ERIN I -
Owner 2:	MCPHERSON LIONEL -
Street 1:	1 GLENBROOK LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,171 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Wood Shingle Exterior and 2722 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8171.000	403,500	700	465,600	869,800
Total Card	0.188	403,500	700	465,600	869,800
Total Parcel	0.188	403,500	700	465,600	869,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.54 | /Parcel: 319.5

Legal Description

User Acct 50090

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 08/24/18

!6549!

PREVIOUS ASSESSMENT

Parcel ID 081.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	403,600	700	8,171.	465,600	869,900	869,900	Year End Roll	12/18/2019
2019	101	FV	303,400	800	8,171.	472,200	776,400	776,400	Year End Roll	1/3/2019
2018	101	FV	303,400	800	8,171.	352,500	656,700	656,700	Year End Roll	12/20/2017
2017	101	FV	303,400	800	8,171.	319,300	623,500	623,500	Year End Roll	1/3/2017
2016	101	FV	303,400	800	8,171.	306,000	610,200	610,200	Year End	1/4/2016
2015	101	FV	287,400	800	8,171.	259,400	547,600	547,600	Year End Roll	12/11/2014
2014	101	FV	287,400	800	8,171.	246,100	534,300	534,300	Year End Roll	12/16/2013
2013	101	FV	287,400	800	8,171.	234,100	522,300	522,300		12/13/2012

PRINT

Date	Time
12/10/20	21:18:38

LAST REV

Date	Time
03/09/20	14:50:16
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6549

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY ERIN I,	55123-149		8/7/2010		569,000	No	No		
SICKLES BARBARA	36271-501		8/30/2002		450,000	No	No		
	16895-196		4/1/1986		40,000	No	No		F

USER DEFINED

Prior Id # 1:	50090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/12/2019	2021	Heat App	21,937	C				
10/16/2014	1356	Heat App	600					Install wood stove
10/21/2009	1026	Manual	1,850					

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
4/28/2009	Measured	372	PATRIOT
12/4/2002	MLS	MM	Mary M
12/1/1981		MS	
8/20/1900	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8171		Sq. Ft.	Site		0	70.	0.81	5									465,589						465,600	

Total AC/HA: 0.18758 | Total SF/SM: 8171 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 465,589 | Spl Credit | Total: 465,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21695459
Const Adj.:	0.98990101
Adj $ / SQ:	156.606
Other Features:	112750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	495689
Depreciation:	92198
Depreciated Total:	403491

COMMENTS

EST BMT IN-LAW AND WOOD STOVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	3	1	
Totals			
2	10	4	

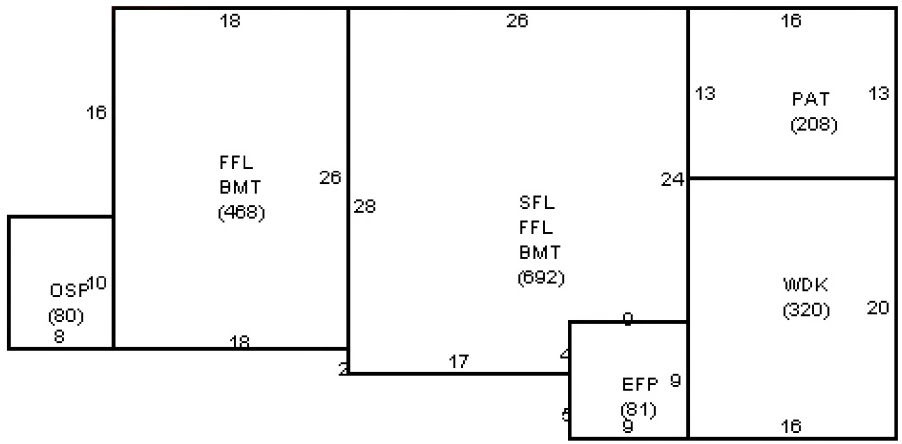
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.61
Special Features:	0	Val/Su Net:	109.02
Final Total:	403500	Val/Su SzAd	217.87

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,160	69.890	81,067
FFL	First Floor	1,160	156.610	181,663
SFL	Second Floor	692	156.610	108,372
WDK	Deck	320	9.030	2,891
PAT	Patio	208	4.010	834
EFP	Enclos Porch	81	60.220	4,878
OSP	Screen Porch	80	40.430	3,234
	Net Sketched Area:	3,701	Total:	382,939
Size Ad	1852	Gross Are	3701	FinArea 2722

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 081.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
7	Pool A-C	D	Y	1	15	A	AV	1999	58.33	T	16	101			700			700
2	Frame Shed	D	Y	2	6X10	A	AV	1978	0.00	T	32.8	101						
2	Frame Shed	D	Y	1	8X8	A	AV	1978	0.00	T	32.8	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700